

**XX Congress St., Jersey City, NJ**

Income & Expense + Investment Analysis

	<b>Current</b>			<b>Pro-Forma</b>	
<b>Income:</b>	<i>Monthly</i>	<i>Yearly</i>	<b>Income:</b>	<i>Monthly</i>	<i>Yearly</i>
Unit 1 - Store	\$2,000	\$24,000	Unit 1 - Store	\$2,000	\$24,000
Back House (Unit 2) - 3 bed 2 bath	\$1,800	\$21,600	Back House (Unit 2) - 3 bed 2 bath	\$3,100	\$37,200
Unit 3 - 2 bed 1 bath	\$1,305	\$15,660	Unit 3 - 2 bed 1 bath	\$2,100	\$25,200
Unit 4 - 2 bed 1 bath	\$1,300	\$15,600	Unit 4 - 2 bed 1 bath	\$2,100	\$25,200
Unit 5 - 2 bed 1 bath	\$1,275	\$15,300	Unit 5 - 2 bed 1 bath	\$2,100	\$25,200
Unit 6 - 2 bed 1 bath	\$1,275	\$15,300	Unit 6 - 2 bed 1 bath	\$2,100	\$25,200
<b>Total:</b>	<b>\$8,955</b>	<b>\$107,460</b>	<b>Total:</b>	<b>\$13,500</b>	<b>\$162,000</b>
<b>Expenses:</b>	<i>Monthly</i>	<i>Yearly</i>	<b>Expenses:</b>	<i>Monthly</i>	<i>Yearly</i>
Taxes		\$13,255	Taxes		\$13,255
Insurance		\$4,000	Insurance		\$4,000
Management 5%	\$447.75	\$5,373	Management 5%	\$675.00	\$8,100
Repairs 5%	\$447.75	\$5,373	Repairs 5%	\$675.00	\$8,100
Water		\$3,600	Water		\$3,600
Vacancy 3%	\$268.65	\$3,224	Vacancy 3%	\$405.00	\$4,860
Utilities - Heat	\$500.00	\$6,000	Utilities (Common Area)	\$0.00	\$0
<b>Total</b>		<b>\$40,825</b>	<b>Total</b>		<b>\$41,915</b>
<b>Net Profit</b>		<b>\$66,635</b>	<b>Net Profit</b>		<b>\$120,085</b>
List Price		\$1,225,000	List Price		\$1,225,000
			ARV		\$1,750,000
			Renovation & Cash for Keys		\$125,000
			Down Payment 15%		\$183,750
			Mortgage Amount		\$1,041,250
			Mortgage Payment 5%	\$5,590	\$67,076
			Cash return	\$4,417	\$53,009
			Cap Rate		<b>10%</b>
			Cash-on-Cash		<b>28.8%</b>